

Columbia Shuswap Regional District

Electoral Area "D" Advisory Planning Commission Minutes

March 22, 2017

2:00 pm

CSRD Office Board Room

Members Present:

John Coulson Chair
Kerry Orchard Secretary
Kevin de Vos
Howard Hunt

Staff:

Joy de Vos (Area "D" Alternate), Corey Paiement, Dan Passmore, Jennifer Sham,

Guests:

Monty Siddall, Jennifer Siddall, Stephanie Lafazan

- 1) Meeting called to order at 2:00 pm.

- 2) Adoption of Agenda as presented. No new business.

- 3) Minutes of Previous Meetings Minutes of the February 22, 2017 meeting reviewed and no changes called for. Moved by Howard Hunt to accept the minutes of the previous meeting.

- 4) Agricultural Land Commission Application LC2531D John Coulson asked staff to speak to this application. Jennifer Sham reviewed the application for a non-farm use of the second home on the property. Jennifer clarified that the property was a single parcel of land.
 Monty Siddall gave a presentation on their application. Monty gave some background on the history of the property and why they were seeking to recommission the second home on the property. The Siddalls would like to hire additional farm help for their cow/calf operation and feel that being able to offer accommodation on the property will enable them to attract full time farm help.
 John Coulson asked for clarification on the number of cattle at present (15 cows and 9 calves as of today). John also asked about the listing of the property for sale. Monty stated that the property has been for sale for 7 years with no offers to date. John also asked if the property was sold would the new owners continue the cow/calf operation. Monty stated that he couldn't say one way or the other as he would no longer own the property.
 Kerry Orchard asked if the home for farm help would be decommissioned if the property was sold and the new owners didn't continue the farm operation. Jennifer Sham clarified that the ALC may require the home to be decommissioned if it was not used for farm help accommodation.
 Howard Hunt asked if the Siddalls were aware that building the newest home would not be in compliance with the ALC. Monty stated that he was unaware of the ALC requirements and thought that the new home would be in compliance with the CSRD regulations Salmon Valley Land Use Bylaw No. 2500 R- Rural zoning.

Kevin de Vos questioned the need for additional farm help on an operation of this size. Kevin stated that it would likely be uneconomic to hire full time farm help. Monty stated that he works full time off the property to subsidize the farm operation.

Howard Hunt asked if the property would still be in compliance if the owners worked off the property while the farm help worked and lived on the property. Jennifer Sham stated that this was possible and gave the example of an owner who could not physically work the farm but could hire help who lived on the property. Howard also asked if the farm help must be full time to qualify to live on the property. Jennifer Sham confirmed that this was the case.

John Coulson asked if a Temporary Use Permit would satisfy this application. Jennifer Sham stated the it would not as this was an ALC issue, not a CSRD issue.

Kevin de Vos asked if a modular home would still require an ALC application. Jennifer Sham stated that it would.

Moved by Kerry Orchard and seconded by Howard Hunt that the APC “D” recommend the application as presented.

In favour: John Coulson, Kerry Orchard and Howard Hunt.

Opposed: Kevin de Vos

Motion carried.

5) Agricultural Land Commission Application LC2533D John Coulson asked staff to speak to the application. Dan Passmore gave a presentation on the application. Dan stated that the property is divided by the railroad and that the property has flood plain issues. The current CSRD zoning wouldn't allow for the subdivision of the property as it doesn't meet size requirements. Dan stated that there were multiple owners listed on title.

The applicants were not present to speak to their application.

Kerry Orchard asked if CSRD bylaws would allow a second home without subdivision of the property. Dan stated that it would.

Kevin de Vos spoke to the soil classification of the property. Kevin indicated that this property had soil that was suitable for farm use as compared to other properties in the area.

Howard Hunt stated that one of the goal of the ALC was to preserve farm land and keep parcels intact. Howard did not see any need for the subdivision.

Kerry Orchard stated that the application didn't meet the requirements to maintain farm land.

John Coulson stated that the application represents further incursion into farm land.

Moved by Kevin de Vos and seconded by Kerry Orchard that the APC “D” does not recommend the application.

Motion carried unanimously.

6) New Business. No new business.

7) Moved by John Coulson to adjourn the meeting at 2:42 pm.